

SPECIAL MEETING OF THE CITY COUNCIL
CITY OF CALEDONIA, MINNESOTA
Monday, September 19, 2005

CALL TO ORDER: Following due call and notice thereof, Mayor Morey called the meeting to order at 7:00 p.m. in the Council Room, City Hall.

ROLL CALL: Members present: Mayor Michael J. Morey; Council Members Randi Vick, Gary Klug and Robert Standish. Members absent: Paul Fisch. Consultants and City staff present: James Kochie, Randy Shefelbine, Michael Gerardy and Robert L. Nelson. Visitors present: Norman Oseth, Kermit McRae, Peter Gengler, Joe Rud, Kyle Skov, and Nick Gengler.

BUSINESS ITEMS

A. RG & G PRELIMINARY PLAT: Distributed at the meeting were copies of a letter from Davy Engineering Company dated September 12, 2005, which listed a number of topics for Council review after having reviewed the preliminary plat, which was referenced as more of a concept plan. Also distributed were copies of Chapter 152, Subdivisions, of the City Codified Ordinances. Kermit McRae and Norman Oseth attended the meeting representing Caledonia Township, the governmental entity having jurisdiction of Green Acres Subdivision which joins this property at its south boundary line. Mr. McRae said the Township would not support a road through Green Acres from this proposed development, particularly if trucks were allowed to travel that road. The Township would also not support a new entrance onto State Trunk Highway 44/76 from this development. Mr. McRae clarified that the town board members interest in this issue was to protect the serenity of the residential atmosphere in Green Acres. Mr. McRae recommended that industrial usage of this proposed area of development be restricted to the northerly portion and the southerly portion be zoned for residential use. Further, Mr. McRae was particularly interested in the results of soil borings for the development, the impact on storm water runoff to the 72" culvert located downstream in Green Acres as well as the impact on individual driveway culvert's to existing and future homes as well as the proposed diameter of the cul-de-sac at only 60' for the right of way line and lesser diameter for the actual street turnaround, considering the area needed for fire trucks and snow plows. Joe Rud and Peter Gengler again described their plans to have two lots, one for Joe Rud Trucking and one for Peter Gengler purposes to be located in the northerly portion of this proposed development, but were uncertain of the layout or dimensions. Further, they were uncertain about the type of zoning they would seek for the southern area of the proposed development. Kyle Skov, Massey Land Surveying, Inc., reported that storm water control would result in a pond sized to release storm water at a rate no greater than the parcel currently produces. In calculating the pond area consideration would be given to ten year and one hundred year rain fall intensities. Mr. Skov indicated that the State of Minnesota may require a retention pond, meaning one which retains water. Mr. Skov commented with regard to separation of the Green Acres Residential Subdivision from the industrial usages of this proposed development that screening, such as trees, maybe used along the boundary line. Discussion ended with the Council understanding that Mr. Skov would prepare a drainage plan showing runoff at least to the point of the 72" culvert in Green Acres. Soil boring data would be available and the proposed water main would be 10" diameter. Discussion ended with the possibility that access to the proposed two properties maybe gained with privately owned driveways leading out to Enterprise Drive. Following discussion, understanding that the developers wished to start preparations for leveling and landscaping the land area, a motion was made by Member Standish, seconded by Member Klug, to authorize Mr. Rud and Mr. Gengler to start moving the dirt to level the area which would be the location for their proposed buildings. All members present voted in favor and the motion was declared carried.

B. ELECTRIC DEPARTMENT PROPOSED GARAGE: Mike Gerardy, Administrative Coordinator, reviewed the plan for the Electric Department Garage which is proposed to be located near the Waste Water Treatment Plant buildings. Mr. Gerardy indicated that, should a more permanent building for the Electric Department be constructed in the future, this building should provide capacity to hold the Waste Water Plants sludge hauler, rotting machine and certain other equipment. The building is proposed to have one 14' x 14' door and one 10' x 10' door. Mr. Gerardy again recommended that the building be heated with a hanging gas heater and estimated the cost of materials at \$31,000. Following discussion, the Council decided by general consensus to table the issue until the next Regular Meeting to provide opportunity to speak with Tony Klug concerning the needs of the Water / Waste Water Department and utilization of this proposed garage.

C. FIRE BARN GARAGE DOOR OPENERS: Clerk Nelson reported that the expenditures of the 2005 budget planed for building maintenance and improvements had been exceeded by \$7,130. In consideration of the estimated cost to install garage door openers with remote

controls, being either \$1,600 for heavy duty residential openers or \$2,400 for medium duty commercial openers, the Council made no motions nor took action on the issue.

D. POLICE DEPARTMENT SECRETARIAL POSITION: Chief Randy Shefelbine reported to the Council that he had contact with three individuals concerning the temporary secretarial position during the absence of Amy Hoscheit. Two of these individuals had other part time jobs such that one would be able to work at the Police Station on Wednesday and Friday. The other would be able to work at the Police Station on Monday and one of the other days, such that four out of the five work days would be covered. Following discussion, a motion was made by Mayor Morey, seconded by Member Standish, to accept Chief Shefelbine's recommendations that the law enforcement committee interview the applicants and return to the regular meeting of September 26 with a recommendation for hire and consideration would be given to an hourly rate of approximately \$11.00 per hour for the temporary secretarial duties. All members present voted in favor and the motion was declared carried.

ADJOURNMENT: There being no further business before the Council, a motion to adjourn was made by Member Klug and seconded by Mayor Morey. All members present voted in favor, the motion was declared carried and the meeting then adjourned at 9:20 p.m.

Michael J. Morey, Mayor

Robert L. Nelson
City Clerk - Administrator